

Community Development Objectives

Protect and permanently preserve identified agricultural areas for agricultural use.

Identified areas include existing cropland or pastureland; agriculture security areas; agricultural conservation easements; soils capable of being cultivated, especially Class I-III; any large contiguous areas of land predominately devoted to agriculture; and those areas not served or planned to be served by public water and sewer. The County should enact effective agricultural zoning that prohibits resident subdivisions unless the dwelling is necessary to the agri-business.

Provide for growth in appropriate areas.

The majority of growth should be directed to urban areas and limited in rural areas. Areas appropriate for growth include land designated as such on the comprehensive plan; existing cities and boroughs; certain designated unincorporated settlements; and land which is currently, or is planned to be, fully serviced by public water and sewer systems, with adequate transportation capability.

Establish urban growth boundaries.

The County, in conjunction with all municipalities, should establish UGB's based upon the following: the availability of a complete range of services and facilities; the need for land to accommodate new growth; the need for efficient community development; the need to protect land from premature development; and the responsibility to protect environmentally sensitive areas.

Limit growth and development in rural and conservation areas.

The majority of growth should be directed to areas adjacent to existing unincorporated settlements (villages). These small communities may be service and community centers related to farming; or a simple group of houses at a crossroads; or a small commercial center with a hundred or more homes. These communities should be served with appropriate infrastructure so that development can occur at efficient densities.

Promote high quality design throughout the built environment.

The County should encourage the construction of new development that is compatible with and sensitive to the region's heritage and fully integrated with the natural environment. Proper use of landscaping, signage, lighting, pathways, and greenways can enhance the appearance of communities.